

24/06/2010
C44

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

MILDURA WASTE WATER TREATMENT PLANT AND REUSE CENTRE

1.0

19/01/2006
VC37

Statement of environmental significance

The Mildura Waste Water Treatment Plant and Reuse Centre, provides for the effective treatment of the wastewater generated by Mildura and nearby towns.

The overlay provides for the ongoing operation of the plant and disposal on the site and applies to the site and to all land so designated in the planning scheme map, generally within 200 metres of the southern boundary of the site.

2.0

19/01/2006
VC37

Environmental objective to be achieved

To ensure that any development on land abutting or in close proximity to the Mildura Waste Water Treatment Plant and Reuse Centre is not detrimentally affected in terms of noise, odour or other environmental effects generated by the Mildura Waste Water Treatment Plant and Reuse Centre.

To recognise that the Mildura Waste Water Treatment Plant and Reuse Centre will not be relocating.

To ensure that the future use and development of the Mildura Waste Water Treatment Plant and Reuse Centre is not detrimentally affected by allowing inconsistent and potentially conflicting development to occur within this overlay Area.

To implement appropriate provisions whereby the area is planned and developed in an orderly and proper manner.

3.0

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Permit requirement

A permit is not required for:

- Extensions and alterations to an existing dwelling provided the extension is not greater than 50% of the existing floor area.
- Extensions or alterations to outbuildings including sheds and stables.
- A subdivision that does increase the number of lots and results in lots that are no smaller than the minimum subdivision size of the zone control.

Any permit granted under this overlay must contain a condition that the applicant and owner enter into a Section 173 Agreement with the responsible authority and water authority acknowledging the existence of the Mildura Water Water Treatment Facility and Reuse Centre and the potential for impact from odour and other real and perceived amenity impacts.

4.0

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Referral/Notice requirement

Before deciding on any application under this overlay area the responsible authority must refer the application in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

A referral agreement between the responsible authority and the referral authority may be in place that may affect the above requirement.

5.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- the proximity of the proposed development to the Waste Water Treatment Plant and Reuse Centre;

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- the sensitivity of the proposal to noise and odour that may be generated by the Waste Water Treatment Plant and Reuse Centre;
- the number of persons likely to use the facility proposed in the application;
- whether the development replaces an existing development, particularly an existing residence;
- the demand for such facilities and their availability outside the overlay area;
- the potential for the proposed development or subdivision to attract additional people to the area;
- the length and frequency of the stay of any person within the proposal;
- the comments of the water authority.